

Community Preservation Committee Town of Arlington

CPA Funding – FY2019 Final Application

One (1) electronic copy and three (3) hard copies of the completed [Application](#) must be submitted to the CPAC no later than noon on Friday, December 8, 2017 in order to be considered for the 2018 Annual Town Meeting, with the electronic copy sent to AFidalgo@town.arlington.ma.us and the hard copies to:

Community Preservation Committee c/o Amy Fidalgo
Town of Arlington, 730 Massachusetts Ave., Arlington, MA 02476

Applications will be date stamped and assigned control numbers in the order that the hard copies are received.

Project Title **Preservation of Exterior Envelope of Old Schwamb Mill**

Applicant/Contact Person **Dermot Whittaker, President**

Organization **Schwamb Mill Preservation Trust, Inc.**

Mailing Address **17 Mill Ln., Arlington, MA 02476**

Telephone **(Mill) 781-643-0554; Mobile: 978-436-1936**

E-mail dw61@dermwhittaker.com, info@oldschwambmill.org

Signature _____ **Date: December 8, 2017**
(Signature appears on hard copies delivered -dw)

CPA Category (select one):

☐ Community Housing ☒ Historic Preservation ☐ Open Space ☐ Recreation

Amount Requested: **\$72,000**

Total Project Cost: **\$95,000**

PROJECT DESCRIPTION: Attach answers to the following questions. Applications will be returned as incomplete if all requested information is not provided. Include supporting materials as necessary.

1. Goals: What are the goals of the proposed project?

The Schwamb Mill Preservation Trust, Inc., a charitable and educational non-profit organization, seeks funds from the Community Preservation Committee to preserve the envelope of the Mill in the following three ways:

- historically correct preservation, re-puttying, and painting of window sashes in the main Mill building (appx 87 windows);
- conservation and repainting of window sills; scraping and repainting of exterior clapboards, doors, and trim;
- repointing and repair of brick foundation in damaged areas.

To preserve the integrity of this historic building, all three efforts must be pursued. It must be noted that wherever possible, the existing glass and muntions have been preserved—without solid, intact sash and framing the original glass will be destroyed as well.

2. Community Need: Why is the project needed? Does it address needs identified in existing Town plans?

The Master Plan Goals for Historic & Cultural Resources of the Town of Arlington seeks to maintain, protect, preserve, and promote historic and diverse cultural resources in all neighborhoods. In addition, the “A Vision for Arlington” portion of the Master Plan considers “Stewardship and promotion of our historic heritage” to be critical.

The Mill is historically significant both as a 19th-century picture frame manufactory that survives intact from the Civil War era, and as a complex of three buildings (the main Mill Building, the Barn, and Dry House), which together utilized water power and steam power more than 100



THE OLD SCHWAMB MILL AT THE FOOT OF THE ROCKS
17 Mill Lane • Arlington, Massachusetts 02476 • Telephone 781-643-0554

Wood Block Print of Old Schwamb Mill by Marjorie Cohn

years ago to convert walnut, oak, cherry, and other North American and tropical hardwoods into finely crafted frames during America's "Gilded Age."

Since 1969, the Schwamb Mill Preservation Trust, Inc., one of three local nonprofit charitable educational organizations in Arlington, has maintained the Mill, the Barn, and the Dry House for preservation and "living history" museum purposes.

A VITAL HISTORIC RESOURCE

In 1969, the nonprofit Schwamb Mill Preservation Trust, comprised of four residents active in conservation matters, organized to rescue the Mill—one of the first examples in the country of grassroots historic industrial preservation. The Mill buildings are rare as vernacular architectural survivors that have maintained continuous industrial operations since establishment at this location by Charles Schwamb in 1864.

Maintaining the Mill structure requires judicious and sensitive measures attuned to the century-and-a-half history of this property. Crucial to the preservation effort and the historic value of the site is the repair of the Mill windows, Mill clapboards, and masonry which insure the continued integrity of the Mill envelope. The Old Schwamb Mill, connects us to our shared past, and, as is true for many historic structures, it gives context and meaning to our lives. The Old Schwamb Mill is a community anchor with all that implies for the robust commercial and cultural health of Arlington Heights.

The Old Schwamb Mill and its many public programs exemplify the following goals from the Arlington Master Plan.

EDUCATION

We value learning for all Arlington citizens. We are responsible as a community for educating our youth and providing all ages with opportunities for educational growth.



*Preschoolers from Leslie-Ellis School walking up Mill Lane
after a May Field Trip to the Old Schwamb Mill*



Youngsters lining up to start the scavenger hunt of machines and building features at the Mill (l) and watching a turning demonstration by master turner David W. Graf (r)

The grounds and buildings of the Old Schwamb Mill attracted almost 2,000 visitors in calendar year 2016, and 2,900 visitors are estimated for calendar year 2017. Many of these visitors were Arlington's youngest citizens who were mesmerized by both the splashing of the brook and the drama of the spinning wood-and-metal lathes and leather belts. School-age visitors often bring their parents for a return visit. The Mill offers personalized tours, featuring demonstrations of frame-making, to illustrate the Schwamb Mill's role in America's Industrial Revolution. A wide variety of school groups that have visited the Old Schwamb Mill in recent years include Ottoson Middle School, Arlington Children's Center, Lesley Ellis School, Perkins School for the Blind and Deaf, North Bennet Street School, New Covenant School, The Waldorf School, and a Mennonite homeschool group of Mendon.

Attracting cultural tourists and groups from all over the United States as well as international visitors brings visitors to the Mill and to Arlington businesses—we frequently offer suggestions to our visitors as to nearby restaurants and shops.

International visitors from Canada, France, Germany, Iceland, Mexico, the Netherland, the United Kingdom, and Japan, have toured the Old Schwamb Mill complex. Our out-of-state visitors last year included travelers from Alaska, Arizona, California, Florida, New Mexico, Oklahoma, Oregon, and Wisconsin, as well as the New England and Mid-Atlantic States.

Special tour groups within the past few years have included the Arlington Historical Society, Bedford Council on Aging, the New York City-based Initiative in Arts and Culture, the German-American Business Council of Boston, the Tide Mill Institute, Quincy Quarry and Granite Workers Museum, the Munroe Center for the Arts in Lexington, the Lexington Historical Society, the New England Chapter of the Victorian Society, and a Smith College Alumni Group—among others.

Freedom's Way Heritage Association's Hidden Treasures program has selected the Old Schwamb Mill as a "Hidden Treasure" in Arlington every year since 2015. (Freedom's Way is a National Park Service affiliate that encourages heritage tourism in 45 participating communities

in eastern Massachusetts and southern New Hampshire.) During the month of May, the Old Schwamb Mill offers special events that are publicized throughout the state by the Freedom's Way program. At the Mill, volunteers offer talks on Boston-area buildings with German connections as well as mill tours and receptions.

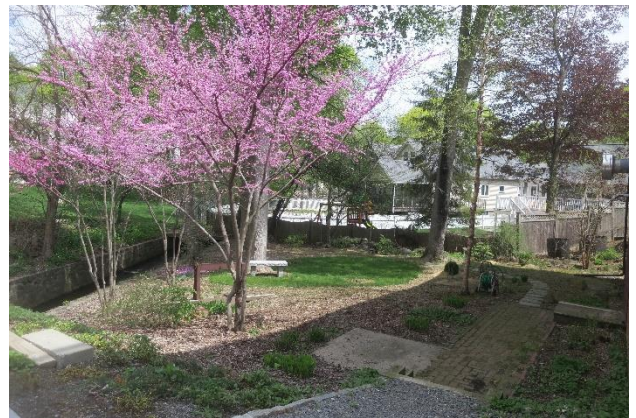
The Mill has been featured on WGBH's This Old House, broadcast to a national television audience, which led directly to increased visitation to the Mill as well as local businesses—especially area cafes and restaurants. Feature articles about the Mill have appeared in such national publications as Fine Tool Journal and Woodworker's Journal. The Mill is one of the most-photographed buildings in Arlington which provides the town free, positive publicity in addition to highlighting Arlington's commitment to preserving important historic sites.

The Old Schwamb Mill has generously hosted a variety of community groups. These events included receptions for the Arlington Bike Committee, League of Women Voters (Arlington Branch), Arlington Chamber of Commerce, Arlington Recycling Committee, and Arlington International Film Festival. Each fall we collaborate with area artisans to produce a very well-attended Crafts Fair featuring local potters, woodworkers, jewelry makers, clothing makers, and other quality crafters.

THE ENVIRONMENT

We value the physical beauty and natural habitats of our Town...as they contribute to the well-being of our Town.

A Heritage Landscape Study of The Massachusetts Department of Conservation and Recreation identified Mill Brook as a priority landscape because of its deep historic and cultural roots.



The Mill Brook runs along The Old Schwamb Mill and nearby Watermill Place (l). The Mill's north side garden (r) hugs the brook and is carefully maintained at the expense of the Mill and private donors.

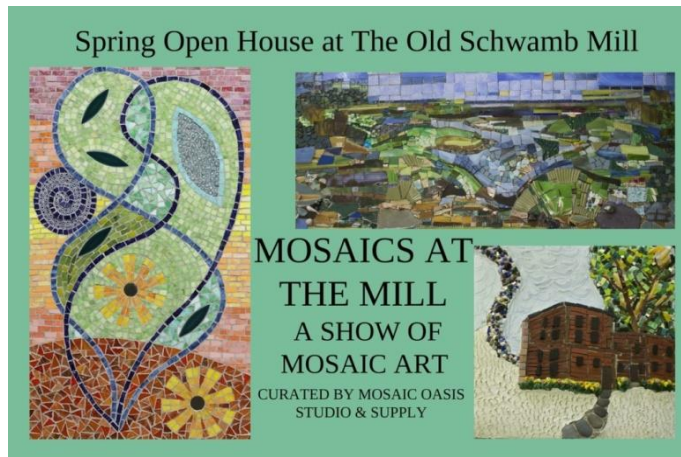
The Mill building, the most important element of the one-half acre Old Schwamb Mill complex, stands as a tribute to the town's goal of preserving and maintaining meaningful material ties to the Arlington past in an open setting for the enjoyment of all. The Mill, situated alongside the Mill

Brook and close to the Minuteman Bikeway, enhances the role that the property plays in increasing the positive livability of this neighborhood of Arlington. The Mill's founding trustee, Patricia Fitzmaurice (1969-2001) designed the eight interpretive signs, featured along the Minuteman Bikeway, which were produced at no cost to the public by a Mill-solicited donation from RCN.

CULTURE AND RECREATION

We value the many opportunities to meet, play and grow in Arlington while treasuring and preserving our unique historical resources. Our social, cultural, artistic, historic, athletic, recreational, and other community groups strengthen Town life. We will be known for the breadth and richness of our resources and activities available to Arlington citizens.

The vision statement of Arlington's Master Plan emphasizes the stewardship and promotion of our historic heritage. The plan states: "Historic Resources are the physical remnants that provide a visible connection with the past. These include Arlington's historic buildings and structures, objects and documents, designed landscapes, and cemeteries." The Old Schwamb



**THE OLD SCHWAMB MILL
PRESENTS**

**FOR CRYING OUT LOUD...
WE ARE ONE**

AN EXHIBITION OF WOODCUTS
AND DRAWINGS BY
STAN EDELSON

A UNIQUE SELECTION OF
WORKS SPANNING 1950S
TO TODAY, EMPHASIZING
SOCIAL JUSTICE, URBAN
LIFE, AND PORTRAITURE

Art at the Mill (clockwise from top): Mosaic Oasis sponsored show; photographer Mark Ostow explains the one of his Atlantic City pictures; postcard for the winter 2017 show featuring the wood cuts of Arlington resident Stan Edelman an Arlington; winner of the Arlington International Film Festival 2017 poster competition at the Mill.

Mill is a working, living-history museum that honors the industrial legacy of the Mill Brook and occupies the third historic mill privilege along this waterway.

Each year The Old Schwamb Mill hosts numerous lectures. Usually these are in the afternoon and focused on historical topics related to the Mill's industrial past; however, illustrated talks have also featured Massachusetts museums, the art of public mosaics, the history of mirrors, and the art of woodcuts.

Currently the Old Schwamb Mill partners with "Walking in Arlington," an affiliated town non-profit, to offer tours-on-foot of many Arlington neighborhoods with the Mill serving as a meeting and anchor point. Thus, many nearby streets containing much of Arlington's Mill Brook-based industrial past – nearly hidden in many stretches – have received visits by interested citizens.

In 2017, the Mill initiated its wildly popular first Oktoberfest, drawing an estimated 900 visitors. This event included music by two area bands, craft beer and German refreshments from three area vendors, tours of the Mill, and children's activities such as a scavenger hunt, bean bag toss, mural drawing, and selfie taking with the Mill's oval frames. This event honored the Schwambs' immigrant heritage and creates opportunity for further cultural activities in the coming years. Oktoberfest was made possible through a combination of financial and in-kind contributions from Arlington businesses, especially in Arlington Heights, and hundreds of hours of planning by the Mill's directors and volunteers.

Oktoberfest is intended as a showpiece event for the larger Arlington Heights area, and was remarkable for the input, cooperation, and collaboration with Heights organizations and businesses as well as the Arlington Chamber of Commerce and Arlington Center for the Arts. We plan for Oktoberfest to be a yearly event.



The Mill's Oktoberfest in fall 2017 was attended dozens of Arlington families.

Our art exhibits feature the works of artists drawn primarily from the creative communities of Arlington and surrounding cities and towns. Similarly we hire local musicians for two or more annual performances, one of which are supported in part by the Arlington Local Cultural Council, a program of the Massachusetts Cultural Council. The Old Schwamb Mill is a special destination to those interested in the arts, culture and history.

BUSINESS

We value Arlington's diverse and accessible mix of merchants and service providers. We will be known for our vibrant, attractive commercial centers supporting the primarily residential and historic character of the Town.



MBTA Bus Number 77 bringing commuters to Arlington Heights.

The value of the Old Schwamb Mill is significant for its current and potential role in supporting cultural tourism. By preserving the Mill's integrity as a cultural resource, Arlington will be able to offer both residents and visitors the opportunity to appreciate its uncommon place in our town's development. In particular, the health and well-being of the Mill complex adds to the vibrancy of the Arlington Heights area, generating support for the stores and restaurants located here as well as more broadly throughout Arlington.

The entrepreneurial element of the Mill is two-fold: the healthy frame business generates monies that support the Mill's activities, and the rent income from Shaker Workshops, our Barn tenant, and Masterwork Conservation, our Mill tenant, is vital to the economic health of the Mill; no one part of the complex thrives without the good health of the others.

3. Community Support: What is the nature and level of support for this project? Include letters of support and any petitions.

In our successful application for CPA funding submitted February 22, 2016, the Schwamb Mill Preservation Trust, Inc., provided **eight letters of support** from local historians, longstanding volunteers and donors, and area business people.* We are pleased to add to this past support letters from the following:

David Baldwin whose years of work with the Arlington Historical Society are well known. A former director of the Schwamb Mill, David witnessed first-hand the complete restoration of the Mill's windows and siding under founding trustee Patricia Fitzmaurice.

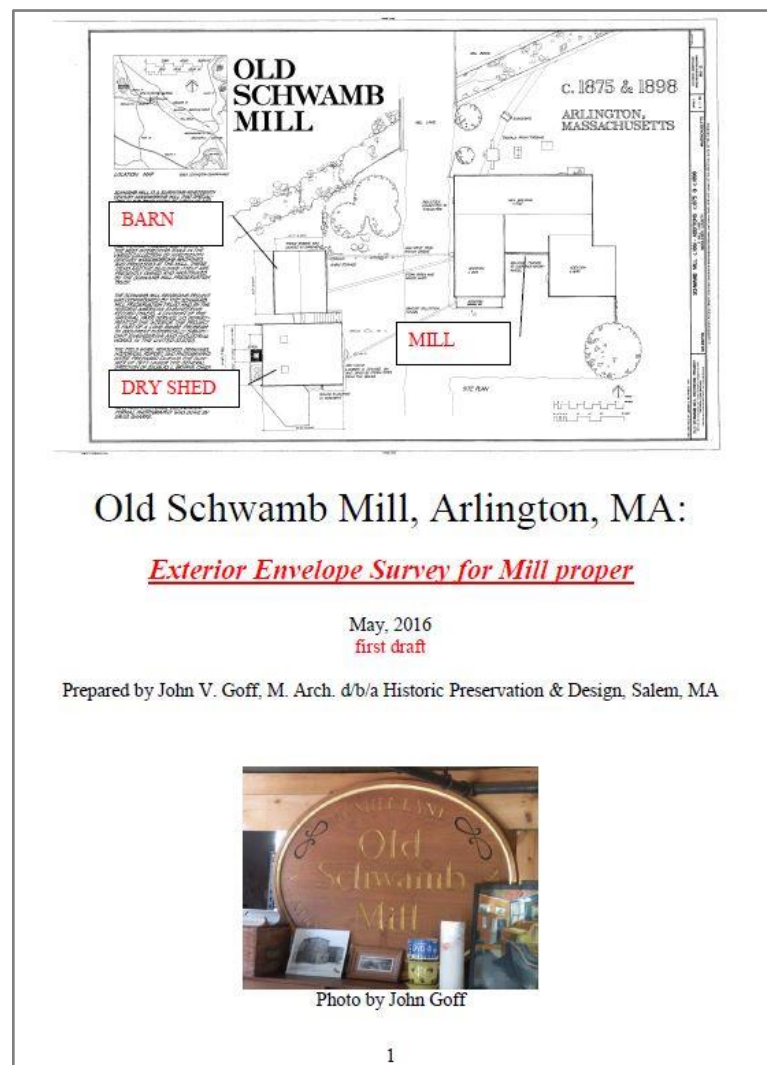
Mark Wanamaker, Arlington Heights business owner and supporter of the Mill's recent Oktoberfest.

These additional letters of support appear at the end of the printed application for this grant.

**Letters in 2016 were from Richard Duffy, Marjorie Cohn, Adria Arch, John Mirak, Gary Blanchette, Donald Marquis, Greg Porfido, and Lenore and Howard Winkler.*

4. Project Documentation: Attach any applicable engineering plans, architectural drawings, site plans, photographs, any other renderings, relevant studies or material.

A 62-page architectural survey documenting the conservation needs of the Mill building's envelope was conducted in spring 2016. See "Old Schwamb Mill, Arlington, MA: Exterior Envelope Survey for Mill Proper (May 2016)" prepared by John V. Goff, M.Arch, dba, Historic Preservation & Design, Salem, MA, included as hard copy with hard copy versions of this application.





Title: Old Schwamb Mill

National Register Information System ID: 71000081

Applicable Criteria: EVENT

Architectural Styles: NO STYLE LISTED

Architects: Unknown

Areas Of Significance: INDUSTRY

Periods Of Significance: 1900-1924
1875-1899
1850-1874
1925-1949

Significant Years: 1860
1870
1900

Resource Type: BUILDING

Related Collections: National Register of Historic Places Collection

Resource Format: Pdf

File Size (bytes): 22151

Date Published: 10/7/1971

Parks: National Register of Historic Places
State: Massachusetts
County: Middlesex County

Locations: Arlington ; 17 Mill Lane and 29 Lowell St.
MASSACHUSETTS ; Middlesex ; Arlington

Asset ID: 90701150-b822-494a-ac49-a4c1c35eba16



Massachusetts Cultural Resource Information System

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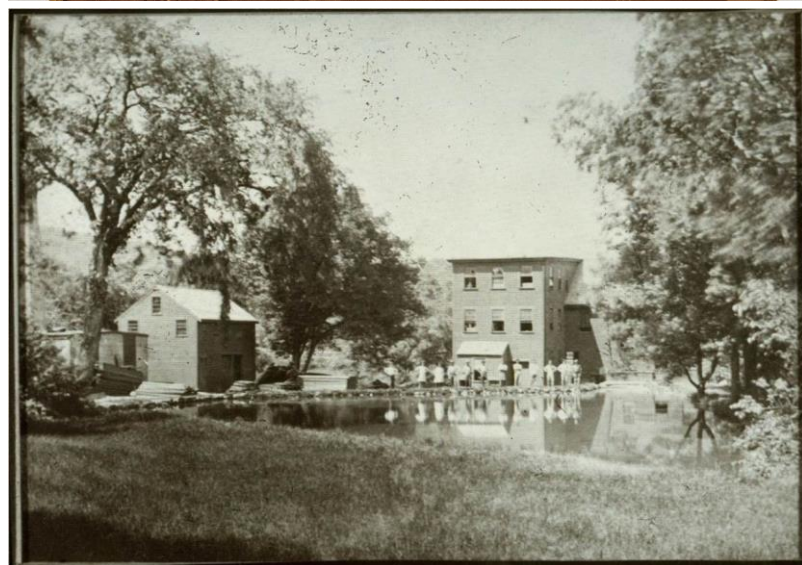
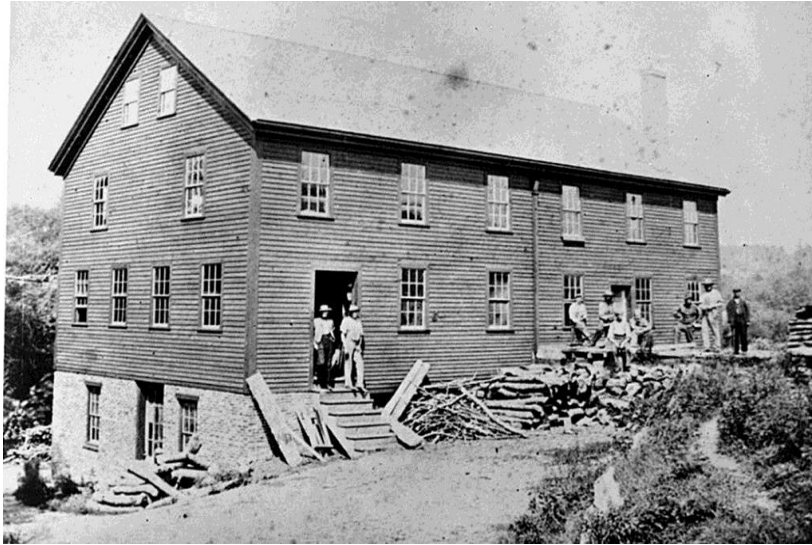
Inventory No:	ARL.33 	
Historic Name:	Old Schwamb Mill	
Common Name:	Millbrook Art Center	
Address:	17 Mill Ln	
City/Town:	Arlington	
Village/Neighborhood:	Arlington Heights	
Local No:	19; 558	
Year Constructed:	r 1860	
Architect(s):		
Architectural Style(s):	Not researched	
Use(s):	Art Gallery; Grist Mill; Industrial Complex or District; Museum; Saw Mill; Woodworking Mill	
Significance:	Archaeology, Historic; Architecture; Education; Engineering; Industry	
Area(s):		
Designation(s):	Nat'l Register Individual Property (10/7/1971); Preservation Restriction (11/5/1975); Preservation Restriction (6/23/1999)	
Building Material(s):	Roof: Asphalt Shingle Wall: Wood Clapboard; Asphalt Shingle; Wood Shingle; Wood; Timber Foundation: Stone, Uncut; Brick; Granite	

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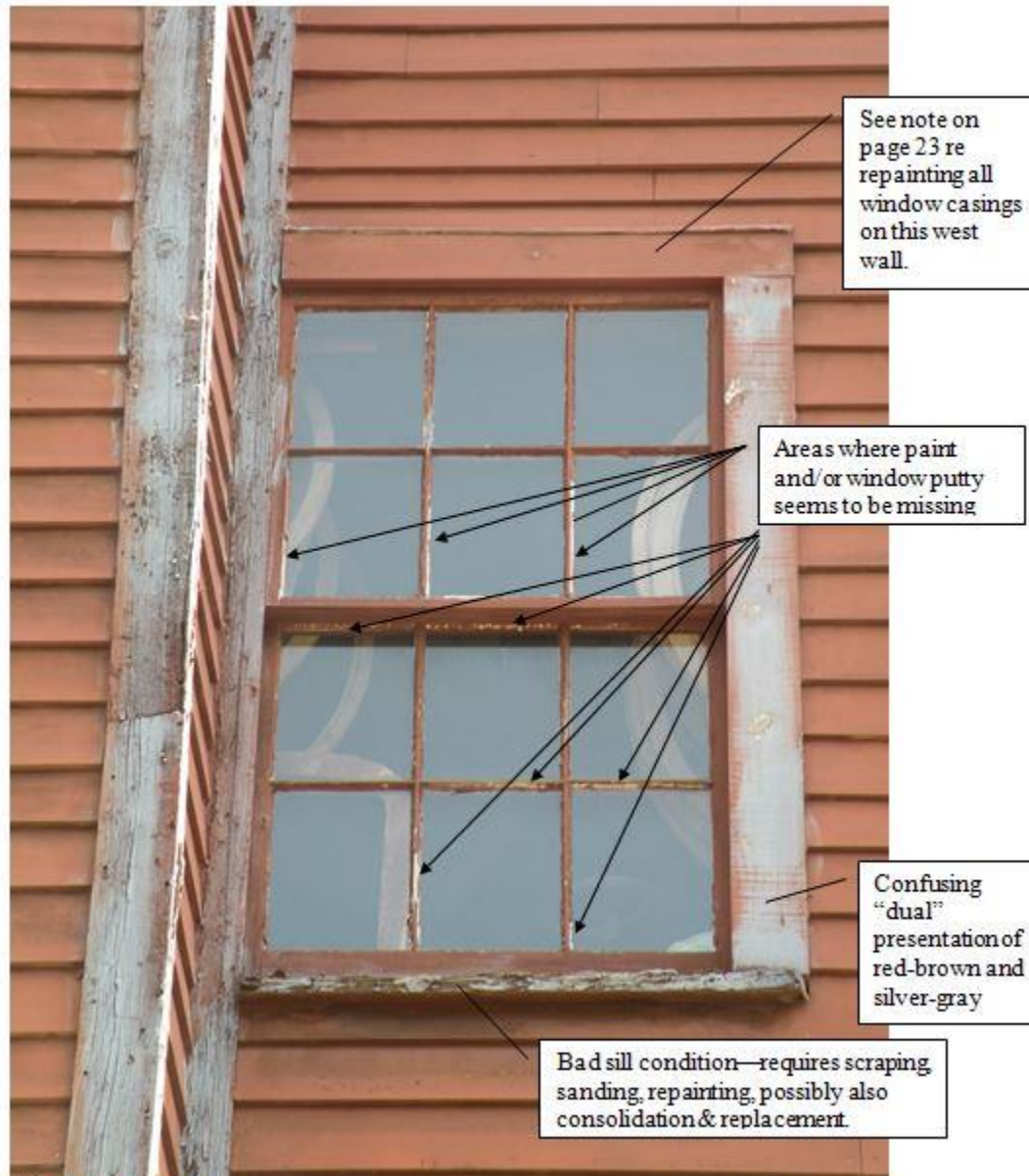
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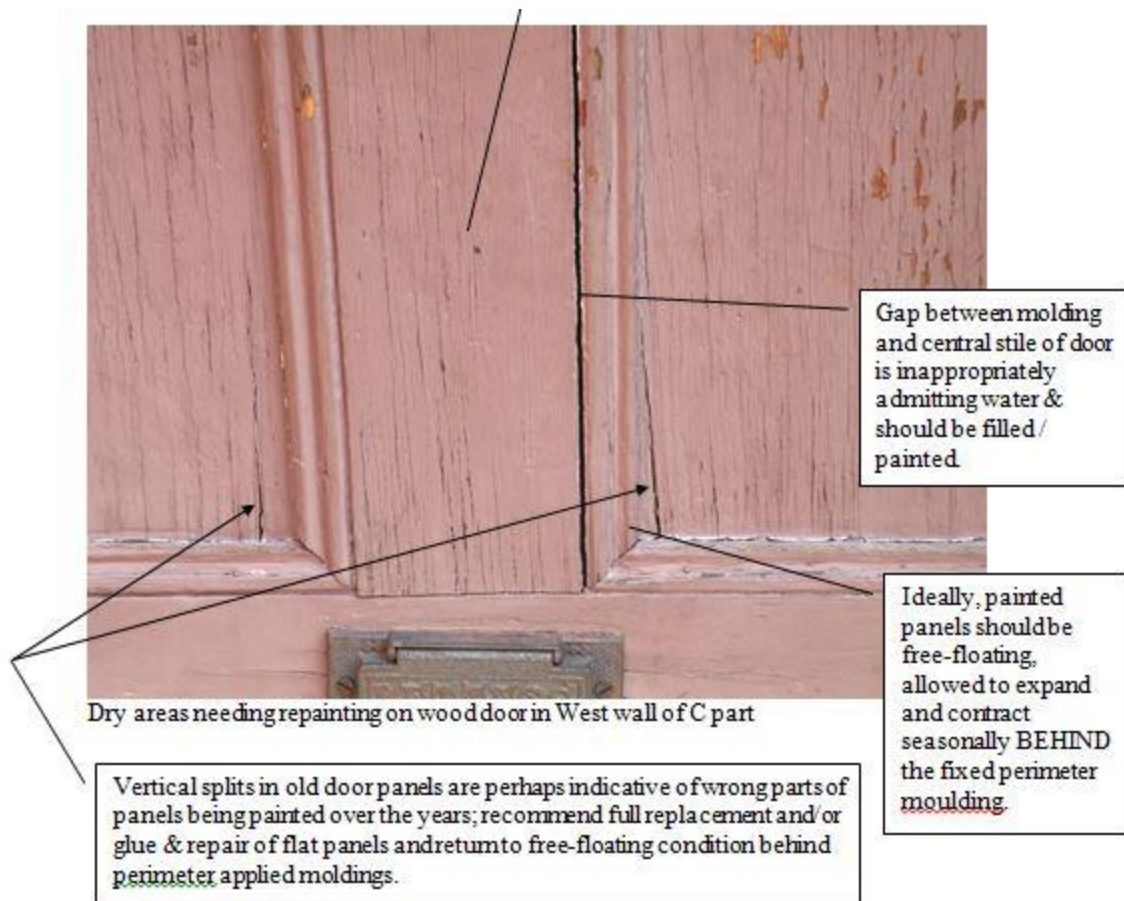
Old Schwamb Mill in three stages of construction: 1864-1869 (top), 1869-1873 (middle), post 1873 (bottom). Many of the windows shown are preserved at the Mill.

A 62-page architectural survey documenting the conservation needs of the Mill building's envelope was conducted in spring 2016. See "Old Schwamb Mill, Arlington, MA: Exterior Envelope Survey for Mill Proper (May 2016)" prepared by John V. Goff, M.Arch, dba, Historic Preservation & Design, Salem, MA, included as hard copy with hard copy versions of this application.

Three illustrative entries from the full report appear below.



West wall—window #7

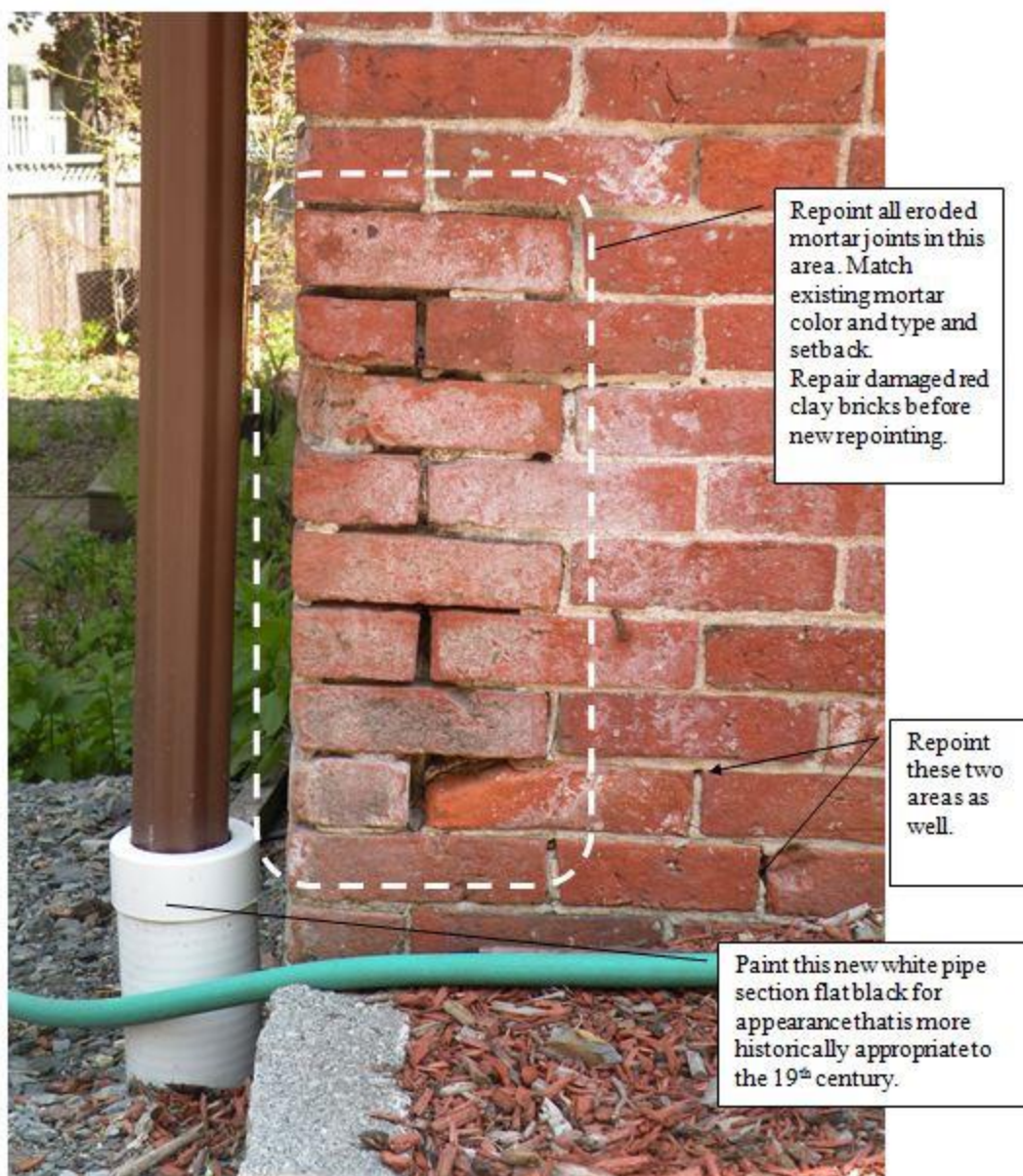


Gap between molding and central stile of door is inappropriately admitting water & should be filled / painted

Ideally, painted panels should be free-floating, allowed to expand and contract seasonally BEHIND the fixed perimeter moulding.

Dry areas needing repainting on wood door in West wall of C part

Vertical splits in old door panels are perhaps indicative of wrong parts of panels being painted over the years; recommend full replacement and/or glue & repair of flat panels and return to free-floating condition behind perimeter applied moldings.



Repoint all eroded mortar joints in this area. Match existing mortar color and type and setback. Repair damaged red clay bricks before new repointing.

Repoint these two areas as well.

Paint this new white pipe section flat black for appearance that is more historically appropriate to the 19th century.

NW corner of mill building A—looking east ...
May 12, 2016 photo by John Goff

5. Timeline: What is the schedule for project implementation, including a timeline for all critical milestones?

The directors believe that all work (windows, painting, masonry) can be accomplished in spring-to-fall of 2018.

- Painting and Masonry – estimated one month time frame in 2018, subject to weather and vendor availability.
- Windows – typically accomplished in stages, depending on restoration vendor schedule; estimated 6 months for all windows

6. Credentials: How will the experience of the applicant contribute to the success of this project?

For projects of this type, we will use licensed contractors with experience in preservation of historic structures.

The Board of Directors of the Schwamb Mill Preservation Trust, Inc., operates an effective, efficient non-profit. The directors devote hundreds of hours as unpaid professionals to the goal of preserving the Old Schwamb Mill complex. The Board currently includes nine directors with a broad range of professional and personal expertise. Active involvement with the Mill (maintenance, finances, research, curatorial/archival work, event planning, landscaping, and communication, etc.) averages eleven years for these directors; their cumulative Mill experience is nearly 120 years.

As of today, tenure on the board ranges from one to twelve years. Abilities represented by board members are in the following important areas: finance (2), engineering (2), history (3), archiving/curatorial (4), information technology (3), grant writing (4), public writing (5), sales (2), public relations (3), German language (2).

The Mill benefits from two other resources: Advisory Council and hired consultants (staff). Our Advisory Council members have both a strong interest in the Mill and competencies in areas that supplement that of the directors. Besides seeking their advice on case-by-case basis, the directors have invited the Advisory Council as a group for discussions on one or two focused questions, and open-ended discussion. The current Advisory Council includes persons with knowledge in historical, curatorial, preservation, and legal matters. Four members are past directors or trustees of the Schwamb Mill Preservation Trust. Beyond the formal Advisory Council, the Mill maintains contact with dozens of former trustees, directors, artisans, support staff and donors whose collective experience with the Mill and its preservation go back to its birth as a living history museum in 1969, and in the case of former employees of the Schwambs' business, even earlier.

Hired consultants include the Mill's frame maker and turner, who also has tremendous professional experience with period machinery, including more than twenty years' experience with the Mill's own machinery and power systems; a museum programs director of sixteen years, with four decades of experience in architectural history focused on Massachusetts; and a museum assistant with administrative, writing and publicity experience with historical organizations.

Board member Robert Tanner oversees much of the facilities management of the Barn and Mill. He was corporate facilities manager for Olympus, NDT Division, where he was responsible for eight factories and offices in the U.S., Canada and Bahrain. He specified and supervised construction projects in Waltham, Mass.; Kennewick, Wash.; Houston, Texas; and Bahrain. Individual project costs ranged from \$150 thousand to \$2.5 million.

The CPA-funded barn roof replacement on 2017, along with the reshingling of the dry house through private donations, was supervised by Bob Tanner, with active participation by Directors Dermot Whittaker and Grace Dingee, and Museum Program Director, Edward W. Gordon. Specifications for the barn roof project were solicited and received from Steven Mallory of Groundroot Preservation Groups, Cape Neddick, Maine.

7. Budget: What is the total budget for the project and how will funds be sourced and spent? All items of expenditure must be clearly identified. Distinguish between hard and soft costs and contingencies. (NOTE: CPA funds may not be used for maintenance.)

Since our preliminary application in September 2017, the directors have sought vendors, both general and specialist, local and out of state, in order to estimate costs. We have requested bids/pricing on all three aspects of the project – windows, clapboard painting, brickwork repointing, from several vendors. Prices have ranged widely, and the directors are not yet satisfied that the scope of work and its specifications are met completely by any one vendor.

The directors are particularly focused on identifying window conservators capable of handling a project with our scope. We have quotes from several licensed contractors, some bids for only portions of the job, and have made our request for funding based on reconciliation of the several bids. Before we proceed with the job we will obtain more quotes from specialized contractors, e.g. window sash restorers, to refine our specification.

We estimate costs as follows:

\$22,000 – historically-correct preservation re-puttying and painting of window sashes in the main Mill building (appx 87 Mill windows). Conservation and repainting of window sills, or replacement as warranted, according to Secretary of the Interior guidelines.

\$25,000 – scraping and repainting the exterior clapboards, doors, and trim of the main Mill building. Paint or stain two coats on all wood or metal exterior surfaces, including clapboards, window casings, corner boards, gutters, downspouts.

\$30,000 – Replace rotted or damaged corner boards, molding, clapboards. Caulk all areas where water can enter through siding, window casings, or joints in the building exterior envelope. Patch rubber roof in two small areas. Replace rotted gutters on front of building.

\$3,000 – repointing and repair of brick foundation in damaged areas

\$5,000 – preservation architect specifications for project (particularly windows)

\$10,000 – contingency (unexpected conservation or restoration work that may be discovered in the course of the work described, particularly the window work)

\$95,000 TOTAL

Of Note:

The Secretary of the Interior Guidelines for Historic Preservation demands more than simple maintenance to preserve historic features such as the 87 Mill windows in question, conserved in 1999.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

All Old Schwamb Mill preservation projects adhere to the Secretary of the Interior's Standards for the Treatment of Historic properties.

8. Other Funding: What additional funding sources are available, committed, or under consideration? Include commitment letters, if available, and describe any other attempts to secure funding for this project.

PROPOSED FUNDING FOR MILL ENVELOPE CONSERVATION

Preservation Loan	Town of Arlington Preservation Loan will be sought.	\$ 20,000
Special Friends Appeal	Each spring, the Schwamb Mill Preservation Trust, Inc., conducts a Friends of the Mill appeal with current and potential supporters responding with \$30, \$40, or greater amounts. A special option to contribute \$150 toward conservation of a window will be solicited. The combined mailing and emailing of the appeal will be approximately 2200 persons.	\$ 3,000
CPA Grant	Applying for 2017	\$ 72,000
	TOTAL	\$ 95,000

To cover the costs of both normal operations and larger maintenance expenditures, the Mill has three sources of funds: donations, monies from frame sales, and rent from two craft-based industries that operate independently in the Mill's basement and Barn spaces. Donations include contributions from visitors and responses to both a strong Friends of the Mill appeal in April and an Annual Appeal in November. The Mill has diligently grown its donor base through electronic and mailed communications with repeat visitors. At the same time, the Mill has also invested in improvements such as a more efficient heating system to reduce long-term costs of operation and a new stairway, affording the display area with a second egress. In order to address extraordinary project expenses such as window conservation and envelope painting, the Mill must look beyond its regular sources of revenue. Both windows and painting will certainly be featured in fundraising throughout 2018; however even an increased donor response will not cover the costs these much needed projects.

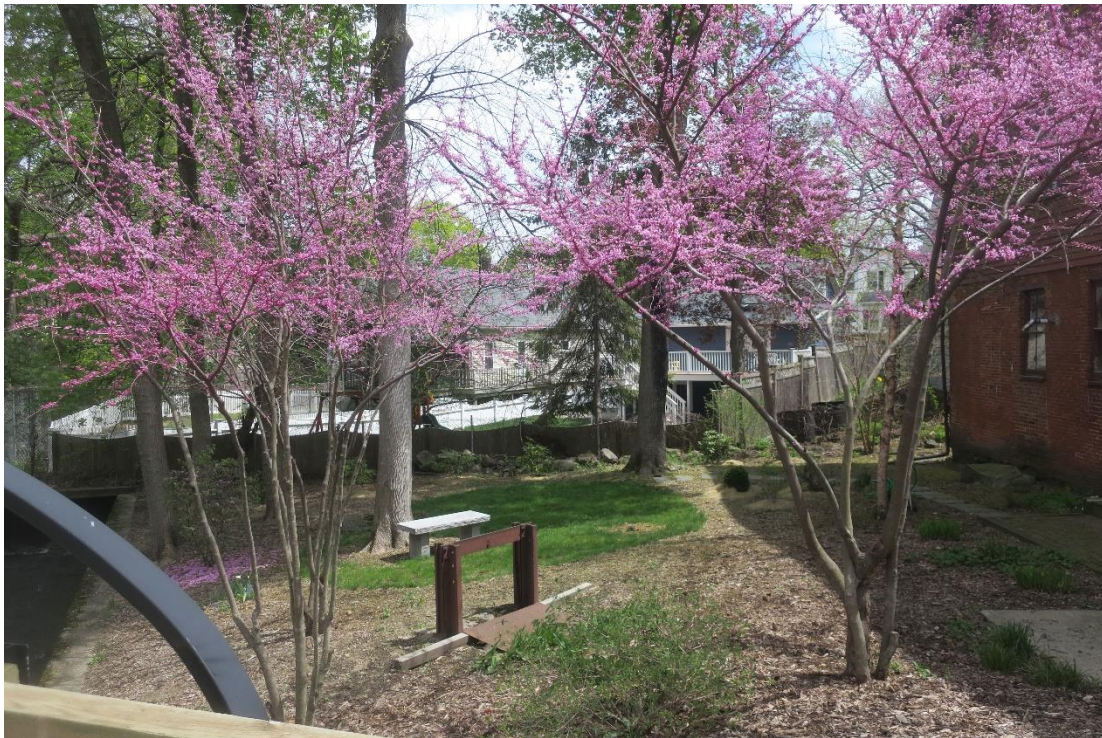
These expenditures are significant, and the directors are exploring a variety of resources, including private funding, grants, and preservation loans. Like many small non-profit museums, the Mill faces the challenge of spending its limited funds wisely and efficiently. The Trust is

seeking CPA funding given the Mill's established and documented role as a public resource and unique historical property.

9. Maintenance: If ongoing maintenance is required for your project, how will it be funded?

To date, operations funding rather than special funding has been available for normal maintenance of heating, gutters, tree limbs, and ordinary painting. The Mill's maintenance costs vary year to year based on issues that most need to be addressed.

The Schwamb Mill Preservation Trust, Inc. plans to continue to provide at our own expense, as it has in the past, regular maintenance for all work done on the Mill Building as well as the Barn and Dry House and yards that make up the Old Schwamb Mill.



The Mill and its directors maintain the brook-side garden behind the main building. The garden complements the brook and the Mill, and is an appealing site for cyclists, pedestrians, and residents of Watermill Place.

The Old Schwamb Mill leadership and volunteers take their role as stewards of the property seriously, through conscientious and rigorous upkeep for nearly fifty years. Our efforts at keeping the property well maintained include removing debris from Mill Brook and the addition of a new garden space. Hugging the Brook and nestled in the hollow behind the Old Schwamb Mill is a lovely new shade garden, adding physical tranquility and green space to the Mill campus.

We further hope such landscaping efforts might serve as a neighborhood model for other pocket parks along Mill Brook. To that end several Mill board members and consulting staff meet regularly with the Planning Department's Mill Brook Study Committee.

A significant, privately funded restoration of the Mill's Dry House occurred in 2017, alongside the CPA funded Barn roof project. Equal the cost of the Barn Roof project, the envelope of the Dry House was resingled in the same high-quality Atlantic cedar as the Barn roof. Where deterioration was significant, repairs were made at the Mill's expense. See pictures below documenting some of this work.



The Mill and private donors addressed the envelope of the Dry House in 2017. Shingling and trim elements, including doors and gutters, dated from the construction of Watermill Place in the late 1980s.

10. Impact on Town Budget: What, if any, potential secondary effects will your proposed project have on the Town's Operating Budget? Are there any capital projects that rely on the successful completion of your project?

The Old Schwamb Mill does not receive regular financial support from the Town. Since 1969, when a small visionary group of Arlington residents (led by preservationist Patricia Fitzmaurice) had the foresight to rescue the Old Schwamb Mill from demolition, the Trust has rallied volunteers, solicited donations of material, sought and received public and private funds to preserve and maintain the Old Schwamb Mill in order to deliver high quality educational programs in an environment that is safe for the public.

We have received substantive support for these and other projects generated by regular, ongoing fundraising efforts. These appeals have received generous support from our friends and donors, as well as several in-kind donations that have allowed us to serve as successful caretakers of the Mill buildings.

As we embark on a revitalized effort to preserve these complex structures, local support is critical in order to leverage additional private and public, state and federal, support.

ADDITIONAL INFORMATION: Provide the following additional information, as applicable.

1. Control of Site: Documentation that you have control over the site, such as a Purchase and Sales Agreement, option or deed. If the applicant does not have site control, explain what communications have occurred with the bodies that have control and how public benefits will be protected in perpetuity or otherwise.

The Schwamb Mill Preservation Trust's control over the Mill site came incrementally, beginning with the Declaration of Trust of the Schwamb Mill Preservation Trust instrument dated September 3, 1969 and achieving partial resolution on January 16, 1970. This is registered with the Middlesex South Registry of Deeds (Registered Land Division) on Certificate of Title No. 131878, for premises known as 17 Mill Lane, Arlington. This is found in Registration Book 789, Page 128.

2. Deed Restrictions: In order for funding to be distributed, an appropriate deed restriction, meeting the requirements of Chapter 184 of Mass General Laws pursuant to section 12 of the Community Preservation Act, must be filed with the CPAC. Provide a copy of the actual or proposed restrictions that will apply to this project.

Pursuant to M.G.L. chapter 184, section 32, there is an existing Preservation Restriction Agreement approved on May 11, 1999 (by Judith B. McDonough, Executive Director, Massachusetts Historical Commission (MHC)), notarized by Elsa N. Fitzgerald, MHC Assistant Director, and executed on behalf of the SMPT on May 17, 1999 (Patricia C. Fitzmaurice, Managing Trustee). This Restriction was entered into in connection with successful participation of the OSM in the MHC's Massachusetts Preservation Projects Fund (MHC/MPPF) Round IV of historic preservation grants (application submitted January 9, 1998). The restriction is registered with the Registered Land Division (Book 789, Page 128) as Document 1110541, filed June 23,

1999. The Registered Land Division retains the original document. A photocopy is available on request.

Preservation Restrictions issued to the Mill from Massachusetts Historical Commission are available upon request.

3. Acquisitions: For acquisition projects, attach appraisals and agreements if available. Attach a copy of the deed.

Not applicable.

4. Feasibility: Provide a list of all further actions or steps that will be required for completion of the project, such as environmental assessments, zoning approvals, and any other known barriers to moving forward.

Addressed in the application.

5. Hazardous Materials: Provide evidence that the proposed project site is free of hazardous materials or there is a plan for remediation in place.

None evident.

6. Permitting: Provide evidence that the project does not violate any zoning ordinances, covenants, restrictions or other laws or regulations. What permits, if any, are needed for this project? Provide the expected date of receipt for necessary permits, and copies of any permits already acquired.

Permits that may be required from Town for window restoration will, if necessary, be acquired prior to commencement of any work. Additionally, since at least a portion of the Barn is within the 25-foot buffer zone of a jurisdictional resource of the Conservation Commission (and all three buildings are within the 100-foot buffer zone), a meeting with, and probably Notice of Intent to, the Conservation Commission will be required under the Wetlands Protection Act and the Town Wetlands bylaw. We also note the requirements for adherence to applicable state and municipal requirements, such as procurement procedures, consultation with the Town Manager and oversight by a Town department head, as cited in the "REMINDER" on page A-12 of the 2016 Application Process white paper dated 01/04/2016.

7. Environmental Concerns: Identify all known wetlands, floodplains, and/or any natural resource limitation that occur within the boundaries of your submission.

As cited under item 6. Permitting above, proximity of the entire site to a wetland resource, namely a “river,” in the form of Mill Brook, requires consultation with and reporting by determination of the Arlington Conservation Commission.

8. Professional Standards: Evidence that appropriate professional standards will be followed if construction, restoration or rehabilitation is proposed. Evidence that the applicant and the project team have the proven or potential capacity to conduct the scope and scale of the proposed project, as evidenced by project leaders with appropriate qualifications and technical experience or access to technical expertise.

Our preservation architect, John V. Goff, was a member of the team that successfully completed the 1999 MHC/MPPF preservation project work on the three OSM buildings, and who has prepared our recent evaluation and prioritization of necessary work. In conjunction with personnel including OSM director Robert Tanner (facilities management) and others, we are confident of our available technical experience and expertise to accomplish the present proposed effort.

In addition, the Mill has complete documentation of the work done the windows in the 1999 Massachusetts Historical Commission grant. We have used the table of all the windows as a starting point in our assessment of work, and combined this with our own inspection and that of John Goff. See below for our annotated copies of these window tables.

9. Further Attachments: Assessor’s map showing location of the project.

The relevant Assessor’s map, a portion of Block Plan No. 58, shown at the time just prior to the acquisition of the Barn and Dry House by the SMPT, appears below.

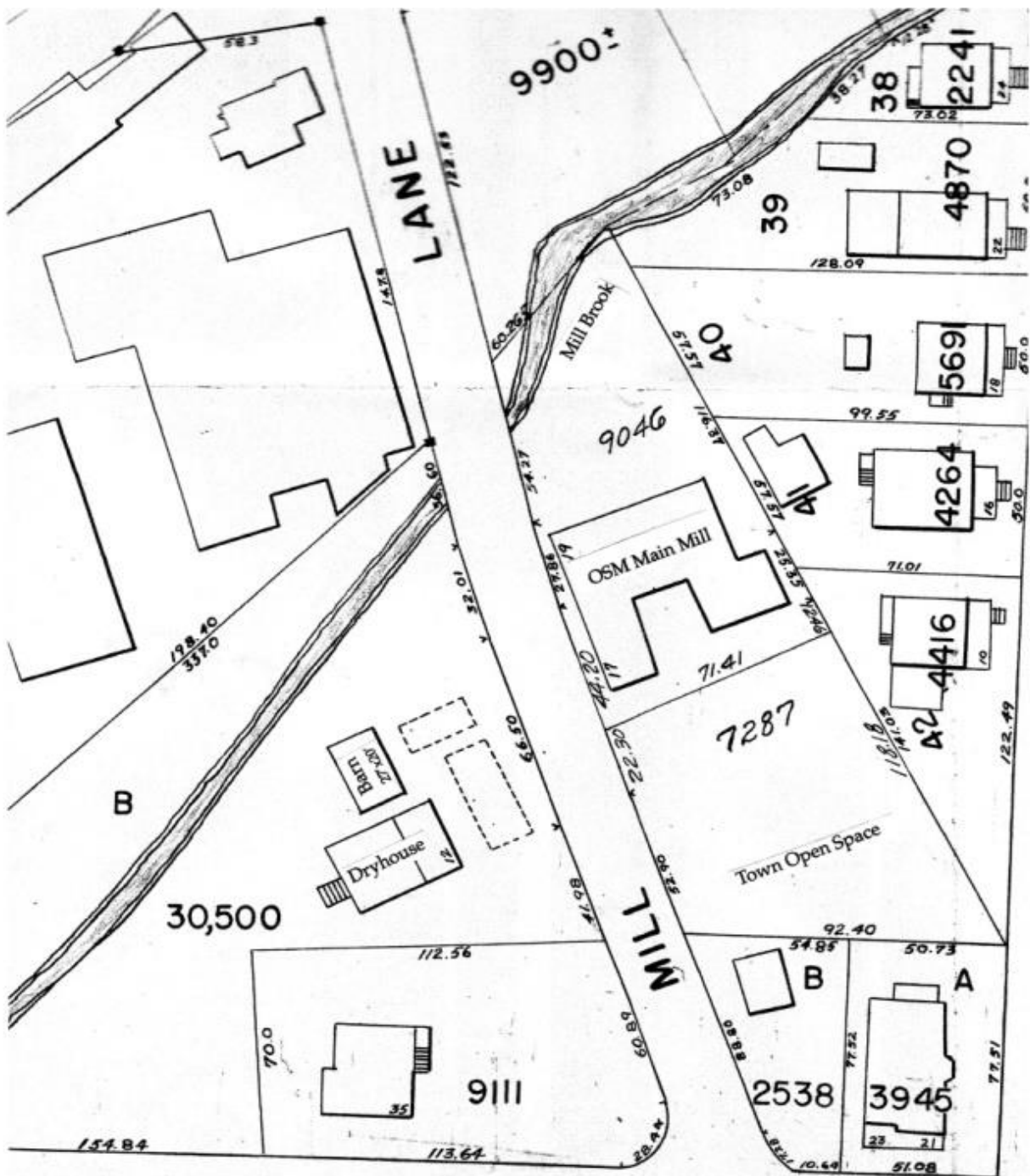
Below, (in hard copy applications) see:

Appendix 1 -- Letters of Support

Appendix 2 – Objectives of Proposal

Appendix 3 -- Window Specification Table 2017 (working) followed by 1998

.



LOWELL
STREET

Assessors' Block Plan No. 58 (Ca. 1985) Depicting Main Mill, easterly of Mill Lane, and Barn & Dryhouse westerly. Dotted-line rectangles show areas of air-drying lumber storage. All other buildings westerly of Mill Lane demolished for Watermill Place construction 1988-89.

Appendix 1 -- Letters of Support

In our successful application for CPA funding submitted February 22, 2016, the Schwamb Mill Preservation Trust, Inc., provided **eight letters of support** from local historians, longstanding volunteers and donors, and area business people.* We are pleased to add to this past support letters from the following:

David Baldwin whose years of work with the Arlington Historical Society are well known. A former director of the Schwamb Mill, David witnessed first-hand the complete restoration of the Mill's windows and siding under founding trustee Patricia Fitzmaurice.

Mark Wanamaker, Arlington Heights business owner and supporter of the Mill's recent Oktoberfest.

**Letters in 2016 were from Richard Duffy, Marjorie Cohn, Adria Arch, John Mirak, Gary Blanchette, Donald Marquis, Greg Porfido, and Lenore and Howard Winkler.*

*David W. Baldwin
49 Academy Street
Arlington, Massachusetts 02476*

05 December 2017

Community Preservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Dear Committee Members,

I am writing this letter of support for the Schwamb Mill Preservation Trust's application for a grant under the Community Preservation Act. The preservation trust is requesting funds to conserve the main Mill building's envelope as part its comprehensive plan to preserve the Schwamb Mill and its outbuildings (wood kiln/dryhouse and barn).

The Old Schwamb Mill is an important historical resource in Arlington. The buildings are the premier built environment artifacts of the mill industries that propelled Arlington in the 19th century. Its preservation is significant in understanding Arlington's role immigration, the Industrial Revolution, innovation, and historic preservation.

The Schwamb Mill Preservation Trust has been preserving the buildings, machinery, tools, turning skills, archaeology, and archives of this mid-nineteenth century German immigrant business for more than 50 years. It has been a daunting challenge that was initiated by Patrica Fitzmaurice and others. It is a proud legacy that has been left to us. As the former Buildings and Grounds chair and curator of Historic Machinery at the Schwamb Mill Preservation Trust, I am acutely aware of the significant needs of the buildings. I support Preservation Architect John Goff's conservation report that outlines and prioritizes a multi-phased plan.

I enthusiastically support the Trust's application for grant support and encourage the Community Preservation Committee to fund this proposal.

We are all stewards of the past. Thank you for your consideration.

Sincerely,



David W. Baldwin

December 7, 2017

Community Preservation Committee
Town of Arlington
730 Massachusetts Avenue
Arlington, MA 02476

Members of the Arlington Community Preservation Committee,

I would like to voice my strong support for the application by the Schwamb Mill Preservation Trust Inc for Community Preservation Act funding during its current review and appropriation cycle.

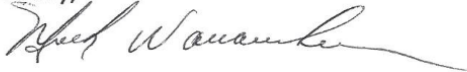
As I am sure you are aware, the Old Schwamb Mill is one of the most significant historical sites in the Town of Arlington. The oval frame factory, in continuous operation since 1854, keeps history alive in Arlington Heights and has become one of the cornerstones of cultural, artistic and educational venues at this end of the town.

Wanamaker Hardware was honored to be one of the lead sponsors of the Oktoberfest event at the Mill in mid-October. The turnout exceeded all expectations and brought together the diverse population that is Arlington.

Customers at my store raved about what a wonderful job was done to restore the dry house and the new roof on the barn. The new roof, of course, the result of CPA funding from your first cycle. Your support encouraged others to donate to the Mill so that the dry house project could be completed at the same time, leveraging the cost of materials and labor.

Now it is time to re-invigorate the Mill building itself. Windows, sashes, sills, clapboards, doors and the brick foundation are all in dire need of attention. I encourage the Committee to vote favorably on this application.

Respectfully,

A handwritten signature in cursive script, appearing to read "Mark Wanamaker", written in dark ink.

Mark Wanamaker
Wanamaker Hardware Inc.
1298 Massachusetts Ave.
Arlington, Ma. 02476

Appendix 2 – Objectives of Proposal

Schwamb Mill Projects Version 3, 3 Dec 17

CPA Proposal, 2017/2018
Building Exterior Envelope

Objective: The objective of this project is to preserve the exterior of the Old Schwamb Mill, repairing all deteriorated exterior surfaces and repainting all wood and metal. Individual sections below list known issues, but other work should be anticipated and priced into proposal. The Mill encourages bidders to inspect the building, identify other issues not listed and quote a price for remediation of problems found.

Major repairs, hidden damage to structure, major roofing repairs are to be additional to quotation.

General (refer to Old Schwamb Mill Exterior Envelope Survey", John Goff, M.Arch, AIA, May 2016)

Provide all labor and materials to accomplish work in this specification.

- Obtain building permit.
- Comply with all regulations.
- Maintain a safe and clean workspace.
- Protect historic building from damage.
- Present a certificate of Workman's Comp and Liability Insurance prior to starting work.
- Protect exposed materials. Close all window openings when sashes are removed for preservation.
- Interior of Mill may be used as a workspace when this does not interfere with Mill programs.

Woodwork

- Replace rotten or damaged trim wood, approximately 300 linear feet. Material shall be cedar or fir.
- Replace damaged siding boards as necessary. Note that all siding on the building was replaced in 1998 and preservation of original material is not required.
- Replace rotten rake boards, cornices and moldings around roofs.
- Repair/reposition cornice molding over office that has displaced downward.
- Repair or replace any other exterior wood as required.

- Patch squirrel, woodpecker and other holes in building exterior.
- Seal cracks, splits and all other open seams to prevent water entry.

Windows and casings (Refer to window schedule for more detail.)

- Completely remove and replace putty in all windows, approximately 80, with two sashes each. Eight windows were rebuilt in 2015 and do not require work. Apply paint or sealer to muntins before replacing putty. Remove and replace putty in seven wooden basement storm windows as required.
- Replace all broken panes.
- Repair damaged muntins and sashes. There are three different designs. Many are original to the building; all should be preserved when possible.
- Replace sashes using original interior molding. Keep air leakage to a minimum. Use period fasteners (no nail guns) when replacing interior components.
- Replace rotten, warped, split or damaged casing. The majority of this wood was replaced in 1998, but there are a number of rotten or split pieces.
- Sills should be preserved if possible: many are original to the building. Preserve by filling with "Bondo", epoxy or silicone in consultation with Mill.
- Replace sills that are rotten beyond repair, approximately 20, with new cedar or fir, shape to match original.

Doors

- Rebuild 4 doors in courtyard, one of which is on second level. Rebuild sliding door over main door to Mill. Doors are original, so preservation is preferred over replacement of components. Basement door on North wall was rebuilt in 2014 and does not require repair.

Gutters

- Repair or replace metal gutters on all sides except North (back)..
- Replace wooden gutters on the South (front) side of the building.
- Remove old paint and repaint all gutters and leaders/downspouts. Use paint that bonds to galvanized metal. Mill has some new leader material available if needed.

Roof

- Inspect roofs and report damage if any. Major roof repair is outside the scope of this project.

-Repair two splits on membrane roof visible from office. Repair similar small issues with roofing materials or flashing.

Paint

-Paint entire exterior envelope of building, two coats, including siding, gutters, leaders, trim, flashing, window casing, sills and sashes. The building has had several partial paintings over the years, resulting in a patchwork of colors.

-Paint containing lead was banned in 1978 and had fallen out of use in the 50's and 60's. Since all the siding, trim boards and window casings were replaced in 1998, we do not expect to find lead paint on the building, except possible on the doors, windows and trim around the roof. Contractor shall test for lead paint and take appropriate measures for abatement or encapsulation.

-Mill will provide color samples for paint. Types of paint or stain are TBD.

Masonry

-Remove and reset loose bricks in foundation under toilet room.

-Remove and reset several loose bricks in West wall.

-Repoint all eroded mortar.

-Repoint mortar in areas with "rising damp".

-Install "new" bricks in areas where they are broken or missing. Use bricks of the proper period.

-Fill areas with loose or missing mortar in stone foundation.

References:

-“Old Schwamb Mill Exterior Envelope Survey”, John Goff, M.Arch, AIA, May 2016

- Window and Door Schedule

Appendix 3 -- Window Specification Table 2017 (working) followed by 1998

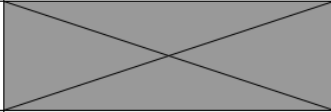
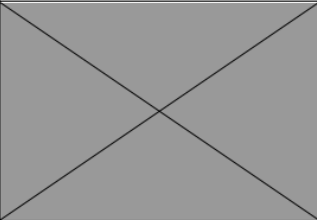
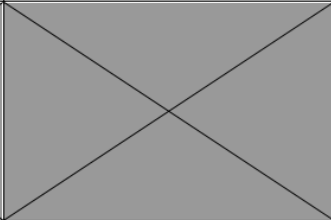
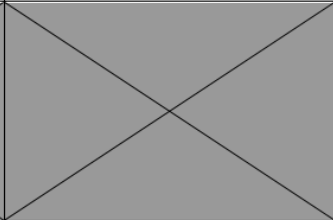
	Schwamb Windows																	
	Windows are counted left to right on "Sash Work Schedule", 1998								2018	2018	2018	2018	2018	notes		1998	1998	1998
	1998 Numbering	ID		See in window	Panes	Lights	Storm	Sill	Casing	Glass	upper sash	lower sash				Glass Repl	Putty Repl	Age?
	South Wall (front)							N, ch, R	N, OK, Rep		Putty, wood	Putty, Wood						
	1	Bsmt	SB1	fixed	shop	2											n	
	2		SB2	fixed	shop	2											m	
	3		SB3	fixed	shop	2											m	
	4		SB4	fixed	shop	2											n	
	5	1st fl	S11	sash	toilet	6/6											m	
	6		S12	sash	front hall	6/6											m	
	Door to Visitor Center							Door										
	Jump to Back of Courtyard. Windows on Sidesof Courtyard listed below.																	
	7		S13	sash	shop	4/4											m	
	Solid Door to Shop Floor							Door										
	8		S14	sash	stair	6/6											i	
	9		S15	sash	under stair	4/4											m	
	Jump to Front Wall of Old Office																	
	10		S16	sash	old office	2/2											i	
	11		S17	sash	old office	2/2											e	
	12		S18	sash	old office	6/6											i	
	Jump back left on front of building																	
	13		S21	sash	office	6/6											n	
	14		S22	sash	office	6/6											n	
	15		S23	sash	office	6/6											1 i	
	Jump to Back of Courtyard																	
	16		S24	sash	display room	6/6											i	
	17		S25	sash	top of stairs	6/6											1 i	
	18		S26	sash	top of stairs	4/4											1 m	
	Jump to Front Wall above Old Office																	
	19		S27	sash	gallery	6/6											m	
	20		S28	sash	gallery	4/4											m	
	21		S29	sash	gallery	6/6											m	
	Jump back left on front of building																	
	22	3rd fl	S31	sash	3rd fl	6/6											n	
	23		S32	sash	3rd fl	6/6											n	
	24		S33	sash	3rd fl	6/6											n	
	No 3rd floor over rest																	
Goff	West Wall (Mill Ln)																	
13	25	1st floor	W11	sash	stairs	6/6											m	
14	26		W12	sash	mid stairs	6/6											m	
15	27		W13	sash	under stairs	6/6											i	
16	28		W14	sash	lathe	6/6											m	
17	29		W15	sash		6/6											i	

18	30		W16	sash		6/6	9 x 12							i	
19	31		W17	sash	small grinder	6/6	9 x 12							m	
6	32	2nd fl	W21	sash	glue rm	6/6	9 x 12							m	
7	33		W22	sash	glue rm	6/6	9 x 12							m	
8	34		W23	sash	model room	6/6	9 x 12							1 m	
9	35		W24	sash	model room	6/6	9 x 12							m	
10	36		W25	sash	top of stairs	6/6	9 x 12	y						2 m	
11	37		W26	sash	over stairs	6/6	9 x 12							1 m	
12	38		W27	sash	office	6/6	9 x 12							m	
1	39	3rd fl	W31	sash	3rd fl	6/6	9 x 12							n	
2	40		W32	sash	3rd fl	6/6	9 x 12							n	
3	41		W33	sash	3rd fl	6/6	9 x 12							n	
4	42		W34	sash	3rd fl	6/6	9 x 12							n	
5	43		W35	sash	3rd fl	6/6	9 x 12							n	
		NorthWall (back)													
	44	Bsmt	NB1	sash	Turbine Pit	6/6	9 x 12	y						n	
	45		NB2	sash	Heater	6/6	9 x 12	y						n	
		Door to Basement							Door						
	46		NB3	sash	furnace	6/6	9 x 12	y						i	
	47		NB4	sash	furnace	6/6	9 x 12	y						m	
	48		NB5	sash	Clock parts	6/6	9 x 12	y						i	
		Jump to wall inset on left of back wall													
	49	1st fl	N11	sash	wood storage	6/6	9 x 12							n	
		Jump to back wall													
	50		N12	sash	Eliptical lathe	6/6	9 x 12								
	51		N13	sash	workbench	6/6	9 x 12								
	52		N14	sash	workbench	6/6	9 x 12								
	53		N15	sash	Shaper	6/6	9 x 12								
	54		N16	sash	Table saw	6/6	9 x 12								
	55		N17	sash	Form Tools	6/6	9 x 12								
		Jump to wall inset on left of back wall													
	56	2nd fl	N21	sash	Gallery	6/6	9 x 12								
		Jump to back wall													
	57		N22	sash	Kitchen	6/6	9 x 12								
	58		N23	sash	Archives	6/6	9 x 12								
	59		N24	sash	Archives	6/6	9 x 12							1	
	60		N25	sash	Moldings	6/6	9 x 12							1	
	61		N26	sash	Glue Room	6/6	9 x 12							1	
	62		N27	sash	Glue Room	6/6	9 x 12								
		East Wall (bushes)													
	63	Bsmt	EB1	sash	clock parts	6/6	9 x 12	y							
	64		EB2	sash	6' lathe	6/6	9 x 12	y						1	

[illegible]

REMINDER: Projects financed with CPA funds must comply with all applicable state and municipal requirements, including the state procurement law, which requires special procedures for the selection of products, vendors, services, and consultants. Project sponsors will be required to meet with Arlington's Town Manager before the Town enters into any contracts or issues any purchase orders. However, this requirement can be waived if adherence to procurement procedures will be overseen by a Town Department Head or other MCPPO certified third party.

Chart 1
COMMUNITY PRESERVATION FUND ALLOWABLE SPENDING PURPOSES (G.L. c. 44B, § 5)

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
DEFINITIONS (G.L. c. 44B, § 2)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does <u>not</u> include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes		Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable				Yes, includes funding for community's affordable housing trust
REHABILITATION AND RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CP funds	Yes	Yes	Yes if acquired or created with CP funds

Source: Department of Revenue (DOR) 10-5-2012 conference, "Recent Developments in Municipal Law," Workshop B - Local Finances



THE OLD SCHWAMB MILL

17 Mill Lane • Arlington, Massachusetts 02476 • 781-643-0554 • www.oldschwambmill.org

February 13, 2018

Amy Fidalgo
Management Analyst
Town of Arlington, MA
730 Massachusetts Avenue
Arlington, MA 02476

Dear Ms. Fidalgo,

As follow up to the meeting of the Community Preservation Committee and the directors of the Schwamb Mill Preservation Trusts, Inc., on January 31, I am formally amending our CPA Funding Proposal "Preservation of Exterior Envelope of the Old Schwamb Mill" as follows:

Under Budget, I am raising our contingency amount to \$20,000.

This raises the total project cost to \$105,000, and the amount requested in the CPA grant to \$82,000.

In addition, I am attaching a work schedule and a description of future projects, both subject to revision. These are items that the CPC discussed with the directors at the January 31 meeting.

Let me know if I can be of any assistance as the committee moves forward on this.

Kind regards,

Dermot Whittaker
Schwamb Mill Preservation Trust, Inc.

DIRECTORS OF THE SCHWAMB MILL PRESERVATION TRUST, INC.

Dermot Whittaker, President	Janet O'Riordan, Vice President	Mark Spengler, Treasurer
Grace M. Dingee	Ann M. LeRoyer	Wayne A. Schwamb
Reed Snyder	Doreen F. Stevens	Robert B. Tanner